

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i 96813

October 26, 2007

Board of Land and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

SUBJECT: Request for Approval to Amend Lease S-5301 to Jolene Peapealalo  
Ahupua'a 'O Kahana State Park, Kahana, O'ahu

Act 5 enacted by the State Legislature in 1987 authorized the Department of Land and Natural Resources to enter into residential leases at Kahana State Park. Based on residential permits issued to families and individuals living in Kahana in 1970 when the State acquired the *ahupua'a*, a total of 31 residential leases were signed in 1993. Each lessee was offered a \$50,000 mortgage by the State to construct a new house on the subdivided lease lots. These mortgages are administered by the Hawaii Housing Finance and Development Corporation (HHFDC). In lieu of a lease rent, each lessee provides 25 hours of interpretive service each month by participating in park programs that promote the concept of a "cultural living park".

Lease S-5301 for Lot A-15 on Kahana Valley Road was initially executed with Mr. Fanupo Peapealalo. Upon his death in 1996, the lease was assigned to his daughter, Jolene Peapealalo who built a new house on the lot. The mortgage loan is in the name of Ms. Peapealalo and her brother, Carson Peapealalo.

Jolene and Carson Peapealalo have requested the Department's approval to amend the lease and include Mr. Peapealalo as a co-lessee. Mr. Peapealalo grew up in Kahana and left to join the military almost 20 years ago. Although he does not currently reside in Kahana, he has expressed interest in returning to Kahana when he retires in the next year or so. Mr. Peapealalo meets the qualifications of a lessee because of his historical and cultural ties to Kahana and he is willing and able to participate in the park's interpretive programs. In addition, Mr. Peapealalo has expressed interest in refinancing the mortgage and upgrading the house on the leased property. HHFDC has indicated that the Peapealalos may pay off the State mortgage and refinance with another lender.

The Peapealalos have agreed to pay all expenses incurred in amending the lease and refinancing the mortgage. There will be no changes to the text or conditions of the standard Kahana lease document.

RECOMMENDATION:

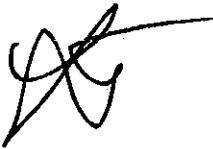
Although the original leases were all signed with one lease, several lessees have requested to amend the lease by adding a co-lease. The Department of the Attorney General has concurred with these amendments. Therefore, it is recommended that the Board approve the amendment of Lease S-5301 at Kahana State Park to include the name of Carson Peapealalo as co-lessee with his sister, Jolene Peapealalo.

Respectfully submitted,



DANIEL S. QUINN  
State Parks Administrator

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN, Interim Chairperson

**Carson Almeamata-Tuimeseve Peapealalo**

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28 August 2007

**MEMORANDUM FOR STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL  
RESOURCES DIVISION OF STATE PARKS, KAHANA VALLEY, AHUPUA'A O'KAHANA**

**FROM: Carson Almeamata-Tuimeseve Peapealalo  
Jolene Ann Pisa Peapealalo**

**SUBJECT: Request for an addition to be on Title-hold owner, Lot A-15, TMK: (1) 5-2-02-034**

I, CARSON A. PEAPEALALO, request a participation and an addition to be on Title-hold owner, Lot # A-15, TMK: (1) 5-2-02-034, 52-260 Kamehameha Highway, Kaaawa, Hawaii. 96730. Due to finance and work hours' responsibility toward Lease Agreement. I feel that I am able and capable of fulfilling the responsibility for my family. I am the son of Fanupo Makuisa Peapealalo, whom the Lease was originated and pass on to my sister, Jolene Ann Pisa Peapealalo. If all possible, I am requesting a duo-Titlement on the Lot A-15, TMK: (1) 5-2-02-034.

Landlord Approval; I am requesting for your approval on the duo-Titlement on the Lease Agreement. Reason, is to take responsibility on the mortgage and lease agreement work hours within the Lease Agreement for our family. Please, be advised, I am not requesting any changes upon the Lease or ACT V agreement towards the mortgage or on duo-Titlement. Lease or ACT V, will not change. I am looking to add my name to the Title with my sister, Jolene and will take full responsibility to re-finance the mortgage loan on my own. I am not concern on the interest rates. I am only concern to re-finance Mortgage loan. *\*Need to be on Title to re-finance.*

Re-finance; I am requesting for support on your behalf to add my name to Title to re-finance current mortgage loan, Bank of Hawaii Account No. 0569577. Payments with Bank of Hawaii (BOH), and the servicing lender for the Hawaii Housing Finance and Development Corporation (HHFDC), have been in delinquent and past due. From past history, it shows that I have made payments towards the loan and not getting any credit for it. I am the co-signor on the mortgage loan and have been making payments on past due amount to keep the mortgage current. My credit history has been affected because of it. I have been task and being inform from BOH and HHFDC on delinquent and past due payments. My sister Jolene is in a difficult finance situation and I have been in a bind to make my own finance responsibility and mortgage loan payments for her. I am looking for your support on this effort to make ends meet by requesting to re-finance the mortgage loan. Re-finance will help us to pay-off the current mortgage loan, to make-up work hours for our family and able to start anew.

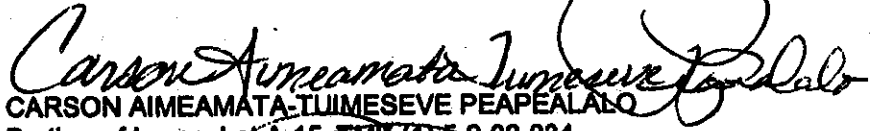
Standard Lease; It will not change. Assignment Lease will not change; ACT V and Work hours of Lease will not change. It will be as they were. I am only requesting to add my name to Titlement to re-finance current mortgage loan. If all possible, request for BOH or HHFDC for appraisal support on house value on Lot A-15.

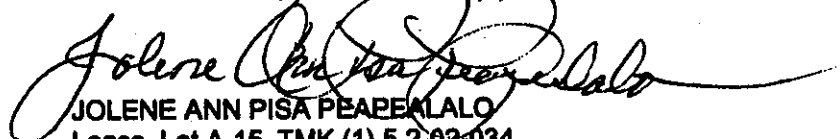
Military; I am in the U.S. Air Force and serving the country for 19 years. I am looking to retire within next year. I have consent with my sister, Jolene about the matter of adding my name to Title and re-finance mortgage loan. If I am able to retire next year, I am looking forward to come

back home to carrying on the family tradition in Kahana and to upgrade on current living house. I have many experiences in different areas of cultural living, construction, entertainment and sports. I want to continue the effort of sharing the experiences of mine to our young generation in Kahana.

**Family Tradition;** In the behalf of my sister Jolene, we are willing to keep the family tradition going in Kahana. We were born and raised in Kahana. Our parents have taught us to keep up with the cultural living in Kahana to continue planting taros, breadfruits, papayas, bananas, taploca, coconuts, and kava. They have also brought the Samoan cultural into our lives and taught us how to live off the land. We have raised pigs, chickens, cows, and ducks to feed the family. Imu or Umu was very important is the way we cooked the food to feed the whole family. When the land of Kahana was turn over to the State of Hawaii from Mary E. Foster, my parents continue to live there and continue to teach us the Samoan cultural. I am willing to help out my sister within the community and make-up hours for our family to honor our lease agreement. I am a professional Polynesian dancer, Fire Knife Dancer and Ex-UH Football player. Looking to pass on the fundamentals and share the talent to our younger people in Kahana. I am willing to teach the cultural and share the dances of Polynesia to our new generation. I am looking forward to open up classes for our children in Kahana so they may able to carry on the tradition of Hawaii and the Polynesia cultural. I feel that it will benefit the younger generation in the future for on-hands training of cultural fale building (tradition Polynesia huts), modern construction of building houses, Polynesian sports activity, songs and dances of Polynesia.

**Summary;** this is our request and looking forward for your support on adding my name to Title Lot A-15, TMK (1) 5-2-02-034. Please, don't hesitate to call if you have any questions, you can reach me at (808) 292-1997.

  
CARSON AIMEAMATA-TUIMESEVE PEAPEALALO  
Brother of Lease, Lot A-15, TMK (1) 5-2-02-034

  
JOLENE ANN PISA PEAPEALALO  
Lease, Lot A-15, TMK (1) 5-2-02-034